

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES**

August 1, 2024

7:00 PM @ the Ramona Community Library 1275 Main Street

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance:	Janelle Clark	Jonas Dyer	Casey Lynch
	Kristi Mansolf	Robin Joy Maxson	Dawn Perfect
	Matt Rains	Michelle Rains	Andrew Simmons (Arr 7:15)
	Dan Summers	Paul Stykel	Lauren Elyse Welty

Members absent: Torry Brean , Holly Hamilton-Bleakley, Debbie Foster

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Elyse Welty, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 4: APPROVAL OF MINUTES 7-11-24 (Action)

MOTION: TO APPROVE THE MINUTES OF THE JULY 11, 2024, MEETING AS PRESENTED.

Upon motion made by Jonas Dyer and seconded by Dawn Perfect, the motion **passed 10-0-1-0-4**, with Lauren Elyse Welty abstaining, and Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Andrew Simmons absent.

ITEM 5: PUBLIC COMMUNICATION:

Opportunity for members of the public to speak to Group on any subject matter within the Group’s jurisdiction that is not on posted agenda. Speakers will submit speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond.

Speaker: Basil Aruin, Ramona Resident

Mr. Aruin wanted to register his support for more enforcement of speeding/red lights in the downtown area of Ramona (25mph zone) and also on 14th street near Main (25mph zone). He would also like to see improvements along those corridors and nearby for more pedestrian friendly infrastructure. Specifically wider sidewalks and bumpouts at crossings (14th and D - a good candidate). Bishop (California) is a good example of a town in the backcountry that is a hub for the area and has a State Highway running right down the middle but is able to create a walkable downtown area with safety in mind for all.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

The Chair said he had seen the Lennar Homes presentation on the agenda that was sent out, but he did not see the item on the agenda that was handed out at the meeting.

MOTION: TO INSERT ITEM C, LENNAR HOMES PRESENTATION, BACK ONTO THE AGENDA, AND TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Lauren Elyse Welty and seconded by Jonas Dyer, the motion **passed 11-0-0-0-4**, with Torry Brean, Debbie Foster, Holly Hamilton-Bleakley and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

- 7-A: INFORMATIONAL ITEM ONLY : Presentation by the Ramona Sheriff's on Automated Licenses Plate Readers (ALPR). The Sheriff's Office anticipates installing them in the unincorporated areas of the county and the Sheriff Lieutenant of Ramona would like to get feedback from the planning group for the Ramona area.

Lieutenant Malan made the presentation. Automated License Plate Reader (ALPR) cameras are going to be installed in Ramona. Crime Prevention Specialist, Minnie Estrada, will be pushing out information to the public and getting community buy in. The new technology is being introduced in Alpine, Borrego Springs, Campo, Fallbrook, Julian, Lakeside, Rancho San Diego, Rancho Santa Fe and Valley Center in addition to Ramona. No date has been set yet for the new program to start, however, the Board of Supervisors may set one by late October. ALPR cameras will notify the Sheriff when vehicles they may be looking for pass in front of the cameras. The cameras will only capture still images of the car – not of the individuals in a car. They will be able to find people at risk. The technology helps public safety. It is already used in many southern California cities now, such as Del Mar, Solana Beach , Encinitas, El Cajon, La Mesa, Oceanside and San Diego. Poway and San Marcos are in the process of implementing them.

Ms. Clark asked who's the company storing the Sheriffs data for the cameras?

Lieutenant Malan said he did not know who would be storing the data. However, those that have ALPR will be limited in their sharing. Information can only be shared with local and State agencies . It will not be shared with commercial entities or Federal agencies. One use is that ALPR will help to find stolen cars. The data is kept for 30 days unless there is an investigation going on. The City of El Cajon has already recovered 50 stolen vehicles in 3 months. The cameras will be on 24/7. They will be mounted on a signal light pole or other existing infrastructure and they will be able to read license plates 65 feet away.

Ms. Perfect said she had a car stolen from her home and they were able to locate it by nightfall. They found the stolen car using Facebook, ALPR would make it faster to find a car, however.

The Chair asked if ALPR could be used during an Amber Alert?

Lieutenant Malan said ALPR could be used to find a missing person if the right criteria is met

- 7-B: ACTION ITEM: AD 24-013, Administrative Permit - Brushing and Clearing

Permit for 14906 Lone Oak Trail, 10 acre lot site is for the construction of a SFR, an ADU and a garage. The permit is to cure a violation by a previous owner that cleared approximately 6.2 acres which has mostly revegetated naturally in the 3 years.

Lynch (Chair) for Hamilton-Bleakley, Greater Ramona

The Chair said he chaired the Greater Ramona Subcommittee for Holly Hamilton-Bleakley, who was out of town. They did not have a quorum at the meeting. The current applicant/owner said they were ready to build a single family residence on a 10 acre parcel on Lone Oak Trail that had 6.5 acres of grading on the property done by a previous owner in the past. Much of the vegetation has grown back in the last 3 years. The Chair made the following motion:

MOTION: TO APPROVE THIS ADMINISTRATIVE PERMIT AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Jonas Dyer, the motion **passed 12-0-0-3**, with Torry Breaun, Debbie Foster and Holly Hamilton-Bleakley absent.

7-C: INFORMATIONAL ITEM ONLY: Lennar Homes Presentation on Creekside Village Project.

Alex Plishner presented the project. The original, approved project was bought in 2023. Marc Slovic of PDS recommended they come to the RCPG to present the proposed changes to the original project. The new project will have 54 homes and it will be at Robertson, near La Brea and Pala Streets, as were the original projects. The original projects were 2 separate condominium projects – Creekside and Village Walk. Creekside was to have 40 detached condos on 8.25 acres, and Village Walk was to have 14 detached condos on 1.31 acres. Both were approved around 8 years ago. One of the changes of the current project is the park design. There will be a pickleball court and a dog park. There will be a large retention basin to take stormwater away from the project park area. There will also be a children’s play area and a picnic area. A pathway meanders around the park. The homes will be 2 story and 1,800 to 2,300 square feet. Each home will have a 2 car garage. There are 3 floor plan types for the project. They are now at the point in the project timeline where grading will be approved. Construction will start in January or February of 2025. Creekside Drive will be a new street added as part of the project. It is planned the project will open in late summer of next year.

Ms. Rains asked about parking for the project?

Mr. Plishner said there will be no driveway parking and every home will have a 2 car garage.

Ms. Rains asked about parking for guests?

Mr. Plishner said there will be about a dozen guest parking spots.

The Chair said the original project was approved years ago. The developer can build their own style of homes as long as the project substantially conforms to what was approved.

Mr. Plishner said the home designs are very close to what was approved originally.

Mr. Stykel asked if local contractors will be used?

Mr. Plishner said they do plan to use local contractors.

Ms. Maxson asked if the community would be gated? Would children be able to use the park facilities?

Mr. Plishner said the community won't be gated and the facilities will be private, so they are not available to the public.

The Chair said they will be paying into PLDO even though the park is private.

7-D: INFORMATIONAL ITEM ONLY: Update from the Association of Planning Groups - San Diego County on SANDAG's June and July meetings and the Ramona Evacuation Tour generated and executed through a request from the APG to SANDAG

Ms. Maxson said 2 months of APG SANDAG reports were sent out to the RCPG members. In June, SANDAG held their June 14th Board meeting offsite at the Pala Casino. This was a "Tribal Summit" hosted by the Southern California Tribal Chairmen's Association and focusing on issues and concerns specifically related to the tribal residents and SANDAG's role. For the July APG SANDAG report, a big issue was accountability. Under the past SANDAG CEO, they can't account for what was done with the Transnet money. New CEO, Mario Orso, wants to change this and be accountable moving forward. A lot of the Transnet money has been used.

Ms. Maxson gave a report on an evacuation tour of Ramona that was conducted and involved SANDAG and Caltrans representatives, APG representative, Ms. Maxson, and local fire behavior expert, Dan Summers. Ms. Maxson had organized the tour and invited Caltrans and SANDAG participants to look at evacuation routes in Ramona. They went down SR-67, SR-78, Highland Valley Road and Wildcat Canyon Road. They went south on SR-67 to show Caltrans and SANDAG staff what the issues are for people evacuating down that roadway. There is a bottleneck that comes up between Mina de Oro and Ellie Lane where SR-67 narrows to 2 lanes. A shoulder has been created for part of that stretch because it was thought to be a temporary third lane. It will work as an emergency pull-out but not as a third travel lane. The bottleneck at that location could be dangerous if traffic backs up toward Mt. Woodson and Highland Valley Road as conditions exist for a chimney fire in that area. Highland Valley Road and Wildcat Canyon Road have extreme curves that slow traffic to 10 and 15 mph in some locations. Both roads are lined with brush and trees.

Mr. Summers expressed his appreciation to Caltrans and SANDAG staff for attending this tour. On the evacuation routes toured, he pointed out the bottlenecks where lanes end. They went down SR-67 and up Wildcat Canyon. He pointed out that 15 people died on Wildcat Canyon during the Cedar Fire in 2003. He gave all participants a copy of Sandra Millers Younger's book, The Fire Outside of my Window. Ms. Younger was on Wildcat Canyon Road in the Cedar Fire and could have lost her life.

They showed Caltrans and SANDAG representatives the chimney in the Mt. Woodson area that approaches SR-67. It is about ¼ of a mile wide and it could carry the fire out of the canyon and onto the road. A big fire sucks the oxygen out of the air. Oxygen generation then goes down. Oxygen helps motors to run. They thought the evacuation routes that they went down were evacuation routes, but now they know they are not. The best evacuation route is still SR-67.

The Chair commended Ms. Maxson and Mr. Summers for their work on this issue.

7-E: INFORMATIONAL ITEMS ONLY: Ramona State Routes Subcommittee Items
Summers, RSRS Subcommittee

Mr. Summers said he was not going to have a quorum for his RSRS meeting, so it was canceled.

The Chair asked him for an update of the RSRS agenda items.

1. Review any new information on SR 67 & SR 78 projects to include any responses to our requests from Caltrans.

Mr. Summers said 2 of the items to be discussed were the letters to Caltrans on the medians and crosswalks on Main Street. These letters went out to Caltrans.

2. Report on Caltrans and SANDAG evacuation tour on 7/16/24 (*this item was already discussed*)
3. Topics for next SANDAG appearance

Mr. Summers said that a topic for the next SANDAG appearance is to thank them for coming to Ramona to see the evacuation problems.

4. Discussion on roundabout at Mussey Grade

Mr. Summers said this item is on the RSRS agenda because he wants the opinions on this topic from the RSRS members.

The Chair said it's not good to dismiss an idea until all the facts are in. Trucks may not be able to get through with a roundabout. Exploring the Dye Street Extension, phase 1, should be an option.

Mr. Summers said he would like to set up a community event sponsored by SANDAG on this issue. No date has been determined yet.

Ms. Perfect said she attended the County CIP meeting. She would like to talk about the roundabout when the County is there. Both Dye Street and Mussey Grade Road are County roads.

Mr. Stykel said we went through exploring options for Mussey Grade Road while Carl Hickman was on the board. Mr. Hickman said a stoplight would work at the intersection of Mussey Grade Road and SR-67.

Mr. Summers said funding for a light is not in place, but funding for a roundabout may be available.

Ms. Welty said a roundabout is 180 to 330 feet, while a normal lane is 11 feet.

Mr. Summers said no other properties would be affected by a roundabout.

Ms. Clark asked if the roundabout would be put in as part of the SR-67 widening?

Mr. Summers said it will take 1 year for the EIR for the widening project to be completed and approved, and then 3 more years to implement the project. He would like to suggest other options to a roundabout. We should not limit discussion of the improvement at the intersection to a roundabout.

- a. Support for or against
- b. Caltrans public input plan

5. Discussion on the Leadership Council

Mr. Summers said RSRS has concerns that the Leadership Council is infringing on the RCPG.

On another topic, Mr. Summers said Caltrans looked at the need for surface repairs at Haverford and SR-78, and a work order has been put in.

- 6. RSRS member's concerns about repaving project (*not addressed*)

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received

The Chair said he did not attend the most recent Leadership Council meeting. He will not be running again in the upcoming election. He wants to spend more time with his family. He has been on the board 8 years.

Ms. Perfect said the RUSD and the County put in a new crosswalk on Hanson Lane.

8-B: Discussion Items:

- 1. Concerns from Members

Ms. Rains said she would like to see more action in the minutes and less commentary.

The Chair said Greater Ramona did not have a quorum at their most recent meeting. He feels that if someone doesn't show up 3 times for a meeting they should be dropped from the

subcommittee. Participation is needed and if people don't show up, we need to get new people.

2. Future Agenda Item Requests

Ms. Mansolf said we still have to review, in the future, the Montecito and Ramona Street stop sign issue, and also a "Through Traffic Doesn't Stop" sign at the D and 5th Street intersection.

3. Addition and Confirmation of New/Continuing Subcommittee Members
(None brought forward)

8-C: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

Mr. Dyer gave the Design Review Report.

Site Plan Review

- 2344 Main Street (Wilson Glass): As-Built Site Plan
 - **APPROVED**

Waiver Requests

- 578 Main Street (Stage Stop Liquor): Pole Sign Remodel
 - **APPROVED**

8-D: Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings
(No information brought forward)
2. Future Group Meeting Dates – Next RCPG Meeting to be 9-5-24, Ramona Community Center, 434 Aqua Lane

ITEM 9: ADJOURNMENT

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #6: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

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